

CITY OF NEWPORT BEACH
BALBOA VILLAGE ADVISORY COMMITTEE MINUTES

Location: ExplorOcean, 600 East Bay Avenue
Wednesday, June 12, 2013 - 4:00 p.m. to 5:30 p.m.

I. Call Meeting to Order

Council Member Henn called the meeting to order at 4:00 p.m.

The following persons were in attendance:

Committee Members:

Michael Henn, Council Member (Chair)
Gloria Oakes – Balboa Peninsula Point HOA
Ralph Rodheim – Balboa Village BID Board Member
Laura Keane – Central Newport Beach Community Association
Tom Pollack – ExplorOcean Representative

Tony Petros, Council Member – Council Member - Absent (Excused)
Jim Stratton – At-Large Representative – Absent (Excused)

Staff Members:

Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Tony Brine, City Traffic Engineer
Fern Nueno, Associate Planner

II. Public Comment on Non-Agendized Items (comments limited to 3 minutes)

Interested parties were invited to address the Committee on Non-Agendized Items.

Bill Dildine reported challenges with obtaining information on moorings to determine the residency of users.

Chair Henn stated that mooring permits are public records and indicated that staff will be able to help with the matter.

There being no others wishing to address the Commission, Chair Henn closed the Public Comments portion of the meeting.

III. Approval of Minutes (Attachment 1)

Recommended Action: Approve May 8, 2013 Minutes

Interested parties were invited to address the Committee on this item.

Jim Mosher suggested corrections to the minutes.

There being no others wishing to address the Committee, Chair Henn closed public comments for this matter.

Committee Member Pollack moved to approve the minutes of the May 8, 2013 meeting as amended, and Committee Member Keane seconded the motion; and the motion carried unanimously.

IV. Mooring Permittee Survey Results (Attachment 2)

Recommended Action: No formal action required

Associate Planner Nueno referred to the survey released in October 2012 regarding the Residential Parking Permit Program (RP3) and referenced a prior presentation which summarized the results. At that meeting, the Committee directed staff to survey the mooring permittees. The survey was mailed to all mooring permittees in the vicinity. Ms. Nueno presented a summary of those results, and reported a 40% response rate. It was noted that this includes the information requested by a previous public speaker, Bill Dildine, and staff would provide that information to him.

Discussion followed regarding the hours for the RP3 being too restrictive and differences in responses between residents and mooring permit owners.

Interested parties were invited to address the Committee on this item.

Kenneth Goen requested to include mooring owners when considering overnight parking permits.

Discussion followed regarding fees paid by mooring owners, the number of mooring owners who park overnight, inclusion of mooring owners in the RP3, and the number of permits that would be available to mooring owners.

Chair Henn stated that no action is required for this item at this time and that the issue of distinguishing residents from mooring owners will need further discussion.

It was noted that some of the mooring permit holders are residents of the neighborhood and live on the moorings.

Kathryn Wesley reported that she is a boat owner and felt that mooring permit owners contribute to the City and should be considered a part of the community. She expressed her appreciation to the Committee for their time and effort, and for allowing mooring permit

owners to have a voice.

Chair Henn reported that staff will put together a final set of recommendations for Council action. He noted that the Committee succeeded in providing a voice to the mooring permittees, and noted that City Council will take the final action and there will be further opportunity for public input.

There being no others wishing to address the Committee, Chair Henn closed public comments for this item.

V. Spring Parking Field Work Results (Attachment 3)

Recommended Action: Review revised results. No action required.

Ms. Nueno reported that the additional field survey was conducted on a Thursday night from 9:00 p.m. to 11:00 p.m. and showed that there was an increase in occupancy during that time period than from the previous survey conducted from 6:00 p.m. to 8:00 p.m. She addressed on-street parking, off-street parking, and comparisons between the two time ranges.

Discussion followed regarding occupancy levels, additional surveys during the summer months, and the 9:00 p.m. to 11:00 p.m. results being indicative of those who park overnight. A summary analysis will be present subsequent to completion of the surveys.

Interested parties were invited to address the Committee on this matter.

Howard Hall wondered how the survey will discern whether the people that are parking overnight are necessarily residents or non-residents and whether the meter spill-over is affecting the area. He addressed congestion during the day in other areas, but not in his area.

Chair Henn stated that parking capacity is a significant issue and noted that additional information is available from the last windshield survey performed and that successive surveys will provide even more.

Discussion followed regarding differences in parking through different sections.

Jim Mosher opined that the information contradicts the need for a residential parking permit program. He felt that residents are causing the problem.

There being no others wishing to address the Committee, Chair Henn closed public comment for this matter.

VI. Shared Parking District & Parking Standards (Attachment 4)

Recommended Action: Discuss concepts and provide direction.

Deputy Community Development Director Brenda Wisneski presented details of a proposed

shared parking district and parking standards. She addressed parking demand and barriers relative to change of uses and development of individual parcels. She presented an introduction of the concept and noted that the idea is to return to the Committee for consideration of appropriate parking standards. Ms. Wisneski indicated the intent to have people "park once" and "stay longer" and presented ideas to encourage the practice including requiring new developments to provide public parking and for existing commercial entities to provide parking through lease agreements.

Ensuing discussion pertained to issues regarding parking in commercial areas of the Village.

Ms. Wisneski addressed considering and modifying parking requirements according to the specific needs of the area and the type of use.

Members of the Committee commented positively on the concept. A suggestion was made to consider off-site parking and shuttle service during certain times of the year such as peak periods and special events.

Chair Henn agreed with the need to address the matter in recommendations to Council. He spoke in support of modifying parking requirements relative to commercial uses.

Discussion followed regarding making sure that residents are considered, benefits of having a shuttle service, the rationale for metered parking in the area as compared to other areas in the City, and attracting residents to the area especially during off-season.

Interested parties were invited to address the Committee on this matter.

Mike Thompson commented in support of off-site parking and offering a shuttle service but indicated challenges with maintaining a schedule. He wondered regarding the number of private parking spaces available for shared parking in the Village.

Staff addressed areas that have private parking spaces.

Discussion followed regarding shared parking at ExplorOcean and benefits of the shared parking concept.

Bill Dildine expressed concerns regarding the possibility of a shuttle in the area and suggested approaching OCTA on the matter of shuttle service.

Howard Hall commented on the exclusion of Balboa Island as a comparison in the original study. He stated that the area must be made inviting in order to attract businesses, especially during off season.

Jim Mosher commented on the parking inventory in Balboa Village and potential loss of commercial parking spaces when property is redeveloped.

There being no others wishing to address the Committee, Chair Henn closed public comments for this matter.

Ms. Wisneski reported that the plan is the return to the Committee in July with potential recommendations to consider.

Ensuing discussion pertained to the possibility of testing a shuttle system during the upcoming Holiday Season, the possibility of using the old City Hall parking lot and potential funding through the Balboa Merchants Association or other appropriate organizations.

VII. Public Comment

Community Development Director Kimberly Brandt presented an update on the Urban Land Institute (ULI) Technical Advisory Panel (TAP). Panel Members will attend the August 14, 2013 BVAC meeting for a question-and-answer session. They will also attend a tour of the Village in preparation for the September 11, 2013 meeting.

It was noted that a local Balboa Peninsula resident and business owner, Bob Voit has offered to fund the panel.

VIII. Adjournment

There being no further business to come before the Committee, Chair Henn adjourned the meeting at 5:00 p.m.

Next Meeting Date: Wednesday, July 10, 2013, 4:00 p.m.to 5:30 p.m.